



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, January 11, 2024 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Current Cases)

1. **ZBA2023-151**
203 Alsace Street, R-2 Zoning District, Ward 11

Daniel Diaz (Agent) proposes to continue construction of stairs from the second floor front porch to ground level with a 10' front yard setback where 15' is required and seeks a variance from section **6.03(A)** Front Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 9, 2023.

2. **ZBA2023-159**
292 Sheffield Road, IND Zoning District, Ward 8

Mehdi Katane proposes to maintain one driveway with a width of 93' where 75' is allowed by variance case 436-ZO-1986, maintain a second driveway with a width of 28' where 24' is allowed, and maintain 14 accessory structures consisting of storage containers and a trailer within the required side and rear setbacks and seeks a variance from sections **10.08(C)** Driveways Width (2 counts) and **8.29(B)** Accessory Structures and Uses (14 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 5, 2023.

3. **ZBA2023-161**
70 Keller Street, B-2 Zoning District, Ward 8

Jason Gagnon (Agent) proposes to erect a fourth building sign where three signs are allowed and seeks a variance from section **9.09(A)2** Signs, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 22, 2023.

4. **ZBA2023-158**
571 Holt Avenue, IND Zoning District, Ward 6

Paul Chisholm (Agent) proposes to convert an existing two-story office building to congregate housing use with 20 beds and seeks a variance from section **5.10(A)10** Congregate Housing, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 29, 2023.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

2. **Review and approval of the ZBA Minutes of November 9, 2023 and December 14, 2023.**

3. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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